



Agenda Item Number: _____

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: May 24, 2005

Department: Zoning, Building and Planning **Staff Contact:** Catherine VerEecke, Program Planner

TITLE: CONSENT: Zone Map Amendment from A-1 to R-1 (CZ-50001)

COUNTY PLANNING COMMISSION RECOMMENDATION:

Approval

Ordinance # _____

SUMMARY:

At the April 6, 2005 public hearing, the County Planning Commission voted (4-0; Holcomb, Montano, Becerra excused) to recommend approval of the request for a zone map amendment from A-1 to R-1 on Tract H, Lands of Nuanes, located at 5920 Guadalupe Trail NW, on the east side of Guadalupe Trail on Allyah Lane second lot on the north side, containing approximately .1598 acres. The decision was based on the following five (5) Findings.

Findings:

1. This is a request for approval of a zone map amendment from A-1 to R-1 on Tract H, Lands of Nuanes, located at 5920 Guadalupe Trail NW, on the east side of Guadalupe Trail on Allyah Lane second lot on the north side, containing approximately .1598 acres.
2. This property is located within the Established Urban Area within the Albuquerque/Bernalillo County Comprehensive Plan and the North Valley Area Plan.
3. The request is consistent with Resolution 116-86 in that the request does not constitute a "spot zoning" as the subject property is adjacent to properties with the proposed R-1 zoning.
4. The proposed use is consistent with Resolution 116-86 in that changed neighborhood conditions have occurred in the area of the site, including the adjacent R-1 zoning in the area.
5. This request is consistent with the health, safety, and general welfare of the residents of the County.

ATTACHMENTS:

1. County Planning Commission Notice of Decision Letter (April 8, 2005)
2. County Planning Commission Information Packet.

STAFF ANALYSIS SUMMARY

ZONING, BUILDING & PLANNING DEPARTMENT:

Staff Recommends Approval